



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes Franklin Municipal Planning Commission

Thursday, February 26, 2015

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

MINUTES

1. **15-0205** January 22, 2015 FMPC Minutes

Attachments: [MeetingMinutes 012215](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved as presented. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Powers reminded everyone that the public part of Smart Growth presentation would be on Tuesday, March 3, 2014, at 7:00 p.m., in the Board Room. Staff is hoping for a big turn out from the public for this important meeting.

March 4 is a meeting with Smart Growth representatives for stakeholders in the community.

Alderman Petersen stated that there would be a public hearing regarding Mack Hatcher, which the public is invited to attend. The Tennessee Department of Transportation is holding this hearing at Liberty School, on Thursday, March 5.

Ms. Powers reminded everyone that the flood maps would be presented on March 3, 4:00 p.m., in City Hall. The Building and Neighborhood Services Department will be in charge of this meeting.

Chair Hathaway asked if anyone wanted to bring forth anything that was not on the agenda, and no one came forward.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Initial Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner Orr, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

SITE PLAN SURETIES

- 2. 15-0218** Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
This Planning Item was approved.

- 3. 15-0219** Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

5. **15-0198** Downs Boulevard Subdivision, site plan, section 1, lot 20 (Nimmons Warehouse), 6,800 square feet of warehouse space on 0.78 acres, located on the north side of Downs Boulevard between Figuers Drive and Columbia Avenue. (CONSENT AGENDA)

Attachments: [5745 DownsBlvd SitePlan FinalMap.pdf](#)
[5745 Downs Blvd Conditions of Approval_01.pdf](#)
[5745 Downs Blvd SiteLayout.pdf](#)
[5745 Downs Blvd Elevations.pdf](#)
[5745 Downs Blvd Full Set.pdf](#)

This Planning Item was approved.

6. **15-0206** Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

Attachments: [Franklin Summit - DRT Appeal Approval Extension Request](#)
[Pickering WestFMPC SR 021814 Complete](#)

This Planning Item was approved.

7. **15-0213** Stream Valley PUD Subdivision, final plat, section 9, creating 24 detached residential lots and 2 open space lots on 22.95 acres. (CONSENT AGENDA)

Attachments: [ProjectMap_StreamValleySec9FinalPlat.pdf](#)
[5769 Stream Valley Sec9FP Conditions of Approval_02](#)
[Stream Valley Final Plat- Section 9.pdf](#)
[StreamValleyUnitDrawdownSec9.pdf](#)

This Planning Item was approved.

8. **15-0214** Water's Edge PUD Subdivision, final plat, section 1, creating 48 total dwelling units and 2 open space lots on 14.42 acres located along Mainstream Drive, Laughing Brook Lane, and Devinney Drive. (CONSENT AGENDA)

Attachments: [Waters Edge FP Sect 1 MAP](#)
[Conditions of Approval](#)
[Final Plat](#)

This Planning Item was approved.

9. **15-0223** Watson Glen PUD Subdivision, final plat, section 2, revision 1, two lot subdivision of lot 31, on 24.73 acres, located at 870 Oak Meadow Drive. (CONSENT AGENDA)

Attachments: [5765 Watson Glen FP MAP](#)
 [5765 Conditions of Approval_01](#)
 [2015-02-05 WATSON GLEN SUB PLAT](#)

This Planning Item was approved.

Approval of the Secondary Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Recused: 1 - Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

4. **15-0217** Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)

Attachments: [5743_BFTC_Sec8_FinalPlat_Map.pdf](#)
 [5743 BFTC Sec8 FinalPlat Conditions of Approval_01.pdf](#)
 [5743_BFTC_Sec 8 FinalPlat.pdf](#)

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 15-0224 Watson Glen PUD Subdivision, site plan with one Design Modification (DM1-Building Length), section 2, Assisted Living Facility of 208 beds and 225,000 SF on 11.66 acres, located at 870 Oak Meadow Drive.

Attachments: [5766 Watson Glen SP Sec 2](#)
[5766 Conditions of Approval 01](#)
[2015.02.05 Somerby Site Plans Condensed Set](#)
[2015.02.05 Elevations](#)
[DM request letter](#)

Watson Glen PUD Subdivision, site plan with one Design Modification (DM1 Building Length), section 2, Assisted Living Facility of 208 beds and 225,000 SF on 11.66 acres, located at 870 Oak Meadow Drive.

Ms. Hunter stated that item 10 is a site plan for the Watson Glen Planned Unit Development (PUD) Subdivision for an Assisted Living facility with 208 beds. Staff recommends approval of the site plan. The applicant is also requesting one design modification with this site plan in order to increase the maximum allowable building length from 200 feet, as permitted by the Zoning Ordinance, to 440 feet. Due to the increased level of detail in the architecture, staff was recommending approval of this modification of standard.

Chair Hathaway asked for comments from the citizens, and no one came forward.

Chair Hathaway asked if there is an applicant present.

Mr. Scotty Bernick, of Ragan Smith & Associates, stated that he represented the applicant, they are in agreement with all conditions of approval, and he requested approval.

Alderman Petersen moved to approve the design modification, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0).

Alderman Petersen stated that she did not realize that this was part of Watson Glen. This was a long time ago, and she was surprised to see this.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Planning Item be approved with conditions. The motion carried by the following vote:

- Aye:** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:16 p.m.

Chair, Mike Hathaway